



COUNTY of ROCKINGHAM

Department of Community Development

Rhonda H. Cooper
Director

Planning Commission Meeting Agenda

October 5, 2021

Board Meeting Room at 6:30 p.m.

1. Call to Order- Chairman Flint
2. Pledge of Allegiance and Invocation- Commissioner Harvey
3. Approval of Minutes from September 7, 2021, Regular Meeting
4. Public Hearing

Rezoning Cases

- A. **REZ21-226 Eastside Self Storage, LLC, C/O Kenneth Wood**, 11658 Model Rd, Elkton VA 22827. Requests to rezone 0.678 acre from A-2 General Agricultural to B-1 General Business. Located on the south side of Model Road (Rt. 640) approximately 0.25 mile east of Mt. Olivet Church Road (Rt. 644). Election District 5. Tax Map 129-(A)-L71 & L71A.
- B. **REZ21-232 Altitude JMU II, LLC**, 2402 Liesfeld Pkwy, Glen Allen, VA 23060. Requests to rezone an 8.8-acre parcel from A-2 (General Agricultural District) to PMF-C (Planned Multifamily District with Conditions) and PMF-C to PMF-C (Revised Conditions). Located northwest of the intersection of Apple Valley Rd. (Rt. 726) and Stone Port Dr. Tax Map 125-(A)- L14 & 125-A-L6A. Election District 4.
- C. **REZ21-239 Atlantic Breeze LLC, Mulligan's Golf Center**, 141 Carpenter Ln, Harrisonburg VA 22801. Requests to rezone 12.67 acres from A-2 General Agricultural to B-1-C General Business with Conditions. Located 700' east of S. Valley Pike and south of the end of Carpenter Lane. Election District 2. Tax Map 123-(A)- L98B1.

Ordinance Amendment

- A. **OA21-241** Amendment to the Rockingham County Code, Chapter 17 (Zoning), Section Table 17-702.05. Parking Requirements by Use for Public Safety Facility to be determined during the site plan review.
5. Unfinished Business – *None*.
 6. New Business – *None*.
 7. Ongoing Business
 - A. City Planning Commission Liaison Report: September 8– Chairman Flint
 - B. Upcoming City Planning Commission Liaison Report: October 13- Commissioner Loomis
 8. Staff Report Overview
 9. Adjournment

PLANNING COMMISSION

MINUTES

September 7, 2021

The Rockingham County Planning Commission met on Tuesday, September 7, 2021, in the Board of Supervisors Room in the Rockingham County Administration Center. Members present were, Chairman Kevin Flint, Vice Chairman Bill Loomis, Commissioner Rodney Burkholder, and Commissioner Keith Sheets. Staff members present were Director of Community Development, Rhonda Cooper; Zoning Administrator, Kelly Getz; Code Compliance Officer, Carley Stackpole; Planner, Kayla Yankey; and Lead Permit Specialist, Jessica Diaz.

At 6:31p.m., Chairman Flint called the meeting to order.

Commissioner Loomis offered the Pledge of Allegiance and Invocation.

MINUTES

On motion by Commissioner Loomis and seconded by Commissioner Burkholder, the August 3, 2021, minutes were approved with a 4-0 vote.

PUBLIC HEARING

Rezoning Cases

REZ21-189 Model Road LLC, 92 N Liberty St., Harrisonburg to amend proffers on 1.53-acre parcel located on the north side of Mount Olivet Church Rd. (Rt. 644) approximately 100 feet east of Spotswood Trail (Rt. 33) in Election District 5. Zoned B1C-General Business with Conditions. Tax map #129-(A)-L69.

Mr. Getz presented this rezoning request, explaining that the applicant is requesting to amend current proffers to expand permitted uses by adding Counter Service, Retail Use with limitations, and Office Use excluding medical offices. The proffered conditions also exclude a drive-through and allow no more than 20 parking spaces.

Commissioner Loomis questioned the current number of parking spaces, stating that parking would need to be expanded for restaurant use.

Todd Rhea, from Clark & Bradshaw PC and representing the applicant, spoke to clarify that the amendment would allow minimal office use and limited café use. The applicant is not looking to start a large operation such as Starbucks. He stated that there would be room for parking expansion, if needed.

At 6:37 p.m., Chairman Flint opened the public hearing.

At 6:38 p.m., seeing as no one was present to speak in favor of or opposition to the rezoning, Chairman Flint closed the public hearing.

Commissioner Sheets motioned for the Planning Commission to recommend approval of the proposed rezoning; Commissioner Loomis seconded the motion.

On a roll call vote of 4-0, the Commission recommended the approval of this rezoning.

REZ21-191 Stoneleigh Associates LLC and Stoneleigh Investments LLC, 1463 Brookhaven Drive, Rockingham VA, to amend proffers on properties totaling 49.125 acres located north and south of Stone Spring Road (Rt. 280) at and near the intersections of Stone Port Boulevard (Rt. 726) and Ridgedale Road (Rt. 710) in Election District #3. Zoned B1-C, General Business with Conditions. Tax map numbers 125-(A)-L7, L7A, L15, L15A, L15C, L15D, L16, L16B & 125-(21)-L1, L2, L3.

Mr. Getz presented the request explaining that the existing proffered uses were based on the 2014 Zoning Ordinance and some current B-1 uses were not recognized in 2014.

Commissioner Sheets asked if the existing proffers would not apply because of the changing of the ordinance, Mr. Getz clarified that some names of uses were changed such as Machinery & Equipment Center, but the proffers would still stand even with the ordinance change. Mr. Getz also stated that existing proffers related to design and architecture were carried forward.

Commissioner Loomis asked if any uses were excluded, Mr. Getz responded that Impound Lots, Machinery & Equipment Center, and Motor Vehicle Tow Service were proffered as non-permitted uses.

At 6:43p.m., Chairman Flint opened the public hearing.

Walt Trobaugh, the applicant, spoke to explain the intent of matching current B-1 zoning.

At 6:45 p.m., seeing as no one was present to speak in opposition to the rezoning, Chairman Flint closed the public hearing.

Commissioner Loomis motioned for the Planning Commission to recommend approval of the proposed rezoning; Commissioner Burkholder seconded the motion.

On a vote of 4-0, the Commission recommended the approval of this rezoning.

REZ21-192 Great Eastern Resort Corporation, P.O. Box 6006, Charlottesville VA 22906. Request for a Master Plan amendment to change 9.98 acres of Area A, single-family dwelling use, to Area B, townhouse use. Located 0.3 mile southwest of the intersection of Bloomer Springs Rd. (Rt. 646) and Resort Dr. (Rt. 644). Zoned R-4 (Planned Resort District). Tax Map 128-(A)- L132 & L133. Election District 5.

Ms. Cooper presented the request, explaining that this amendment would relabel the property from Area A single family dwellings, to Area B, townhouses. She highlighted the proffers stating that no more than 95 townhouses would be constructed, a 15' vegetated buffer would be installed on the north and west property lines, and the units would not be timeshares. Ms. Cooper explained that the McGaheysville Area Plan and Comprehensive Plan label this area as Community Residential which provides a variety of housing types, but primarily single-family dwellings. Ms. Cooper noted that water and sewer services would be provided by Utilities Inc. Rockingham County Public Schools report that this proposed expansion would add 19 students each to Elkton Middle School and Montevideo Middle School, and 30 additional students to McGaheysville Elementary. All written comments from VDOT had been satisfied by Valley Engineering.

Commissioner Sheets questioned the current density on the Master Plan, Ms. Cooper stated the current plan shows 2.7 single family detached units per acre.

At 6:57 p.m., Chairman Flint opened the public hearing.

Carl Snyder, of Valley Engineering and representing the applicant, explained that the applicant is merely asking for a change of one residential use to another. He stated that the current zoning ordinance allows 10 single family detached units per acre, and this request is not asking for more density than would be allowed with single family detached residences. The proposed townhouses would allow Massanutten to control

construction costs and provide affordable housing to the Great Eastern workforce. Mr. Snyder presented the proposed buffers on the screen for display, some of which were vegetative, and some were opaque fencing. Mr. Snyder explained how they had satisfied VDOT's comments by adding a second entrance, and that traffic impact is minimal compared to what could be on the property by right. VDOT would maintain the roads, which would be built to VDOT standards.

Todd Rhea, of Clark & Bradshaw PC and representing the applicant, stated he had been a part of the rezoning cases on the resort for the last 25 years. He explained that this rezoning was not changing from agriculture to residential; it was proposing something with similar goals and benefit to the community. Mr. Rhea gave background information on the resort's workforce of 1,200-1,400 employees. In the last 3-4 years, the housing stock on the resort has been converted to Air BnB, rather than providing employee housing, which forces employees to commute. Mr. Rhea pointed out that housing the employees within the resort would decrease traffic on other major roadways. On-site amenities would be provided to the families, such as a park, and the site is in near proximity to the Waterpark. Regarding additional students being added to the local schools, Mr. Rhea justified that these students could already be living in these areas and attending these schools so numbers may not increase as projected.

Jeff Bolander, a resident of Massanutten, expressed his concern of the density compared to other single-family developments in the area. He worries about the additional pedestrian traffic walking to the Waterpark with no proposed pedestrian walkways or bike trails. He questioned how many employees would travel by bus and stated that many are likely to walk to work.

Jennette Smith, lives directly across from the proposed property to be rezoned. She expressed that she supports the need for affordable housing in the McGaheysville area but does consider this proposal compatible with the surrounding area. She expressed concern with the units being built so close to the property lines and so close together. She questioned where a walking path may be located, whether a playground would be provided, where overflow parking would be located. She expressed concern with the number of bedrooms in each unit and whether there would be adequate parking. She shared her experience with turning onto Bloomer Springs Rd. and the difficulty turning left. She referenced other property that is owned by Great Eastern that would be a better fit for a development of this type. In her final statement, she stated that she feels that single family detached houses are appropriate for this parcel.

Amelia Hall spoke stating that she had the same concerns as Mrs. Smith and agreed that other areas would be better suited for this type of development. She said proffered buffers would make sight distances more limited and presented visuals to the Commissioners to show blind turns on Bloomer Springs Rd.

Sofie Zukrowski had submitted written comments to Mr. Getz but wanted to express her concerns to the Commissioners. She explained that, in past rezoning cases for Great Eastern, such as Springston or Woodstone, there were no single-family homes in the area. The applicant calls this request a relabeling of the master plan, but she considers this more than that. It is a concern that the submitted plans do not give an indication of the size of the homes; the site layout needs more information. She expressed concern, that if the townhomes could not be rented, they would be converted to timeshare units. She also worries of the cost that will be passed on to current residents to pay for the additional infrastructure, and that the current retired residents cannot afford the continuing rising costs imposed on them.

Todd Smith, who spoke in opposition, has lived across the street since 1988 and recognizes the need for affordable housing in the area. He does not consider rented apartments to be resort zoning. Currently, 42 homes are in that area, with 90 homes proposed, causing a great impact on the surrounding area. He worries that clearing the property would create minimal buffers; the land is not flat, and with the current elevations, a significant amount of excavation would be needed, along with retaining walls, to not create substantial runoff. He doesn't think the stormwater pond would hold water with the current lay of the land and existing runoff issues. He stated that the plan shows 1 car per unit, and questioned where additional parking places would be, as well as mailboxes, bus stops, and trash pick-up. With the large increase in traffic, he is

concerned with the 4 sharp turns on the road. He provided staff and commissioners with 23 signed documents from residents in opposition to the rezoning, 17 of which are adjacent property owners.

Dale Dobroth, lives along Bloomer Spring Rd, and stated that he received significant push back from VDOT when he applied for his entrance permit in 1994 due to limited sight distance. He is concerned about a school bus stopping in that blind area.

At 7:44 p.m., Chairman Flint closed the public hearing.

Commissioner Loomis stated that he would like to know the square footage and number of stories for each unit. He also questioned how Great Eastern proved that employees would be living in these units.

Todd Rhea returned to the podium to answer questions from Commissioners and clear up resident concerns. Mr. Rhea explained that it is not practical to construct a large amount of parking on the site due to possibly increasing stormwater issues. Mr. Rhea explained that the questions regarding parking, park location, bus stops, and mailbox location would be addressed during the site plan process.

Commissioner Loomis spoke in concern of the stormwater runoff not being taken into consideration, and that even though these concerns are addressed at the site plan level feels that they need to be discussed during the rezoning phase to prevent future problems.

Mr. Rhea responded to stormwater concerns saying that they could not create more runoff post development than existed predevelopment. The natural topography would create a buffer. He stated that the approximate square footage of the units is 20 x 36 with a garage, which would alleviate the need for excess parking places.

Commissioner Sheets asked if Great Eastern would retain ownership of the units or if the units would be for sale, and who would be upkeeping the units.

Mr. Rhea responded that the plan is to retain ownership; Massanutten Resort knows its employee demand. He stated Massanutten Resort wants its properties to look good; the Resort does not want to build anything that looks run down and deter people. Mr. Rhea explained that under the current zoning ordinance, 10 single-family dwelling per acre could be built on the property, although it may not be feasible.

Commissioner Sheets asked, under the current master plan, whether Great Eastern could bypass the Planning Commission and present a site plan to staff for single family dwellings, Mr. Rhea confirmed. Commissioner Sheets also asked if the school data is a net total or based on new rezoning based on townhome use. Ms. Cooper explained that school administration applies a different multiplier for each housing type to calculate student numbers. The townhome multiplier is less than the single family detached.

Commissioner Loomis asked how the extra two buses were determined; Ms. Cooper said the school transportation department runs those numbers.

Commissioner Sheets stated that being in District 5, he understands the need for affordable housing and being faced with high densities, but density is not the issue with this request. With the current zoning ordinance, the applicant could build 100 houses, which would be worse than what is being proposed. Without the rezoning there is an unknown of what may be built on this property. He feels that Great Eastern has vested interest in building these townhomes to look appealing.

Commissioner Sheets motioned for the Planning Commission to recommend approval of the proposed rezoning; Mr. Burkholder seconded the motion.

On a roll call vote of 2-1-1, Commissioner Loomis in opposition and Chairman Flint abstaining, the Commission recommended the approval of this rezoning.

Chairman Flint called for a 5-minute recess.

Ordinance Amendments

OA21-205 to remove the Section 17-309.02(e) requirement for no less than 40% of homes in a subdivision zoned MH-1, Mixed Home District to be manufactured homes.

Mr. Getz presented the request explaining that recent development has shown a preference for modular and stick built homes. Only one active MH-1 district subdivision is in the area. While houses can still be manufactured, modular, or stick built, this amendment would remove the percentage requirement.

At 8:20 p.m., Chairman Flint opened the public hearing.

At 8:20 p.m., seeing as no one was present to speak in favor or opposition, Chairman Flint closed the public hearing.

Commissioner Loomis motioned for the Planning Commission to recommend approval of the proposed ordinance amendment; Mr. Burkholder seconded the motion.

On a roll call vote of 4-0, the Commission recommended the approval of this ordinance amendment.

OA21-210 to amend Table 17-606, Land Use and Zoning Table and Section 17-607, supplemental standards, to require a special use permit for certain uses in the B1-General Business Zoning District within the Urban Development Area.

Mr. Getz presented the request explaining that the proposed uses would require a special use permit for uses currently permitted by right in B-1 zoning district, but often do not meet the goals in the Urban Development Area Plan. Requiring a special use permit would allow the Board of Supervisors to review the specific request for compatibility with the goals of the Comprehensive Plan and Urban Development Area Plan.

At 8:24 p.m., Chairman Flint opened the public hearing.

At 8:24 p.m., seeing as no one was present to speak in favor or opposition, Chairman Flint closed the public hearing.

Commissioner Burkholder asked if special use permits require a public hearing. Ms. Cooper confirmed all special use requests require a public hearing.

Commissioner Burkholder motioned for the Planning Commission to recommend approval of the proposed ordinance amendment; Commissioner Sheets seconded the motion.

On a roll call vote of 4-0, the Commission recommended the approval of this ordinance amendment.

Agricultural and Forestal District

AF21-197, Sheila M. Bowman, 7467 Mill Creek Church Road, Mount Crawford, to add to the Cross Keys North Agricultural and Forestal District (AFD) a 2.878-acre portion of a property located on the west side of Mill Creek Church Road (Rt.672) approximately 300' south side of Williams Run Road (Rt.671). Zoned A2-General Agricultural. Portion of Tax Map#151-(A)-L92. Election District #3

Mr. Getz presented the request giving background information and stating this is not a common request brought before the Commission. Ms. Bowman wants to do an adjoining land transfer of 2.78 acres of lot 92 to her parcel to the south, which is within the Cross Keys AFD. The AFD requires entire parcels, not portions of parcels, to be within the Agricultural and Forestal District.

At 8:28 p.m., Chairman Flint opened the public hearing.

At 8:28p.m., seeing as no one was present to speak in favor or opposition, Chairman Flint closed the public hearing.

Commissioner Loomis motioned for the Planning Commission to recommend approval of adding a 2.878-acre portion of tax map #151-(A)-L92 to the Cross Keys North Agricultural and Forestal District, Commissioner Sheets seconded the motion.

On a vote of 4-0, the Commission recommended the approval of this addition to the Cross Keys North Agricultural and Forestal District.

UNFINISHED BUSINESS

REZ21-141 - Karin Flagle, c/o, Harman Realty, Inc. Request to rezone 41.99 acres from A-1 (Prime Agricultural) and A-2 (General Agricultural) to PSF-C (Planned Single-Family with conditions). Undeveloped parcel on the east side of Power Dam Road (Route 651) approximately 300' McGaheysville Road (Route 996). TM # 142-(A)- L57, 142B-(A)- L28, 142B-(A)- L28A, and 143-(A)- L53; Election District 5. *(Tabled 7/6/21; action required by 10/5/21)*

Chairman Flint stated Commissioner Sheets has abstained from voting on the proposed rezoning.

Commissioner Loomis motion to remove the rezoning case from the table, Chairman Flint seconded the motion.

When discussion opened, Commissioner Loomis motioned for denial explaining that he doesn't believe this rezoning request meets the McGaheysville Area Plan with the density submitted.

Chairman Flint agreed that this property makes sense for development but not with this density in this particular area. He stated he was in general agreement with Commissioner Loomis but could not second the motion as the Chair.

Commissioner Burkholder seconded the motion with the understanding that this recommendation would move on to the Board of Supervisors for greater review on the density question.

On a roll call vote of 3-0-1, with Commissioner Sheets abstaining the Commission recommended denial of this rezoning.

NEW BUSINESS

The Commission had no new business.

ONGOING BUSINESS

A. City Planning Commission Liaison Report

Commissioner Burkholder gave a report for the August 11 Harrisonburg City Planning Commission Meeting.

B. Upcoming City Planning Commission Liaison Report

The liaison for the September 8 Harrisonburg City Planning Commission Meeting is Chairman Flint.

STAFF REPORT OVERVIEW

Ms. Cooper had no new information to report.

ADJOURNMENT

At 8:38 p.m., having no further business, the Commission adjourned.

Minutes approved by the Commission on _____, 2021 by:

Kevin Flint, Chair

Kayla Yankey, Secretary

**Rockingham County****Department of Community Development****Rezoning Case Report****REZ21-226****Eastside Self Storage, LLC C/O Kenneth Wood**

Location	11752 Model Rd, Elkton VA 22827
Tax Map#	129-(A)- L71 & L71A
Acreage	0.678
Present Zoning	A-2 (General Agricultural)
Proposed Zoning	B-1 (General Business)
Election District	5
Comprehensive Plan	Residential Use within Urban Growth Boundary
Staff	Recommendation of Approval: September 13, 2021
Planning Commission	
Board of Supervisors	

OVERVIEW

The subject .678-acre site, 129-(A)- L71 & 71A, is zoned A-2 and fronts Model Road. It adjoins the applicant's existing mini-storage facility on 129-(A)- L75, which is zoned B-1. The intended use of this site is to expand the area used for recreational vehicle storage on Lot 75 to Lots 71 and 71A. No proffers are provided with this request.

STAFF AND AGENCY ANALYSIS

PLANNING & ZONING

This area is designated in the Comprehensive Plan as Community Residential within an Urban Growth Area. Community Residential supports a mix of residential and commercial uses.

When Recreational Vehicle Storage is the sole use, it is prohibited within the B-1 district, but it is permitted, if it is part of a [mini-storage facility](#) and is within a screened area as specified in the Zoning Ordinance's [Development Standards](#).

FIRE AND RESCUE

This property is located within the McGaheysville Volunteer Fire Department and East Rockingham Emergency Services station's first due area. Fire and Rescue has no concerns with the rezoning request. The project will need to meet the requirements of the Rockingham County Fire Prevention Code if construction is warranted.

ROCKINGHAM COUNTY PUBLIC SCHOOLS

RCPS has no comments on the proposed rezoning.

BUILDING SERVICES

Building Services has no comments or concerns currently because no structures are being proposed.

PUBLIC WORKS

County water is not readily available to the site. It will require extensions from either Spotswood Trail or Mt. Olivet Church Road. Either option will require easements or VDOT approval.

Sewer is only available for a connection to the privately owned force main that runs along Model Road. The applicant will need permission from Leisure Living [a manufactured home park] to connect to this force main; the County recommends an E One grinder pump for the connection.

ENVIRONMENTAL SERVICES

Environmental Services has no comments.

VIRGINIA DEPARTMENT OF HEALTH

The Health Department has no issues with the rezoning request.

VIRGINIA DEPARTMENT OF TRANSPORTATION

The site is served by an existing commercial entrance on Model Road (Rt 640). Model Road has a VDOT-published count of 510 vehicles per day as of 2015. The proposed use is not expected to have a negative impact on the VDOT right-of-way and therefore VDOT does not object to the re-zoning.

Should the safety, use, or maintenance level of any existing or proposed entrance to a VDOT-maintained highway change in the future, VDOT reserves the right to require additional modifications as warranted by the site-specific conditions.

If any work is required on VDOT right-of-way, a VDOT Land Use Permit is required. The permit is issued through the Harrisonburg Residency office.

STAFF: Recommendation of Approval

September 13, 2021

The Comprehensive Plan designates this area as community residential use, which can include neighborhood-scale businesses that meet weekly needs. While the proposed, but unproffered, use is not considered a business that is consistent with this need, it is a small expansion of the existing B-1 use, which shall be screened by either or both of the following:

- A minimum six-foot-high opaque fence or wall, the height of which shall be no lower than the functions/items being screened. An appropriate gate shall be provided, if applicable
- A three-foot-high berm with plantings of six-foot-high evergreen screening is provided.

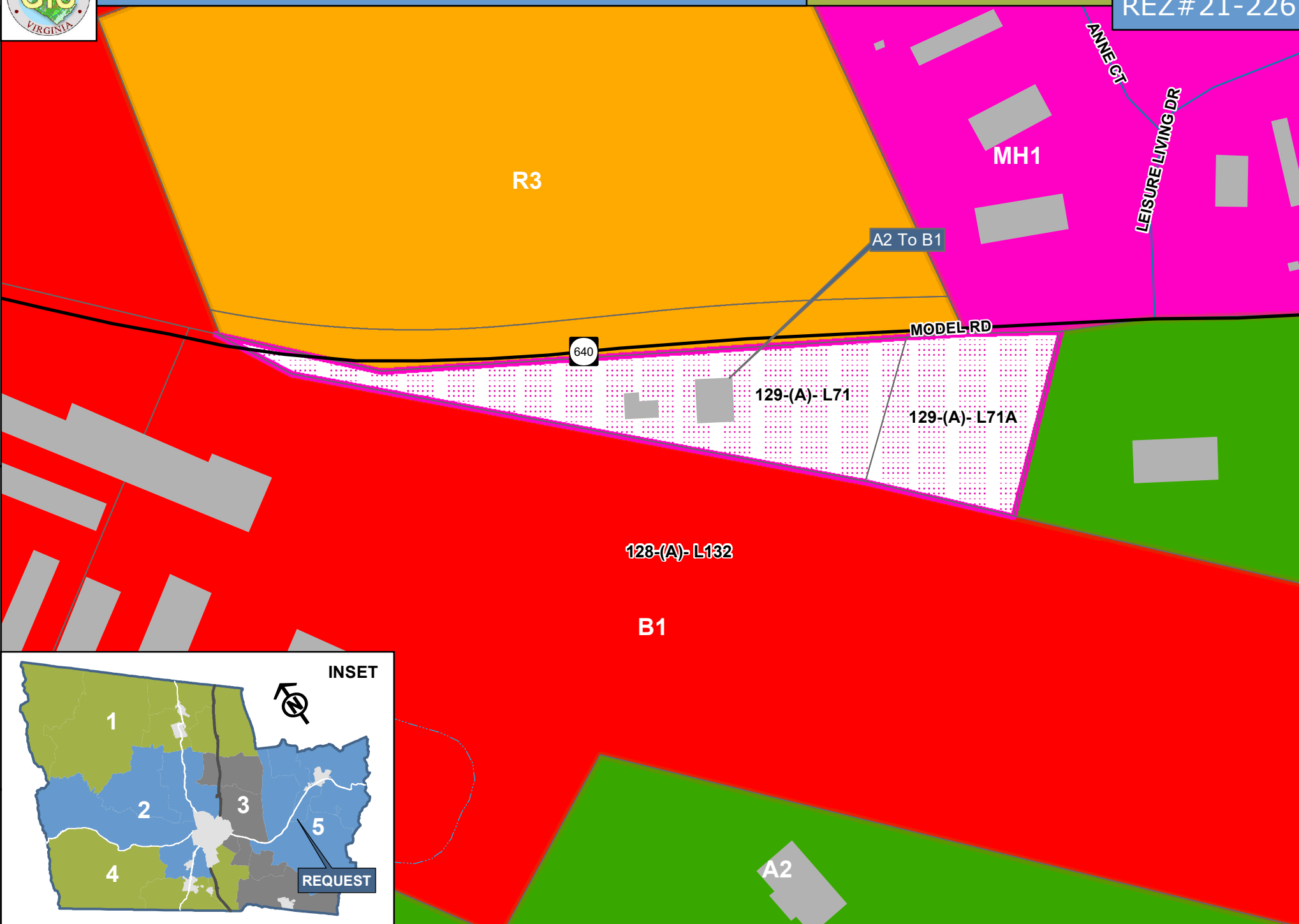


Eastside Self Storage Rezoning Request



PC Hearing Date: 10/5/2021

REZ#21-226





Rockingham County
Department of Community Development

Rezoning Case Report

REZ21-232

Altitude JMU II, LLC

Address/Location	150 feet northwest of the intersection of Apple Valley Road (Rte. 726) and Stone Port Drive
Tax Map#	125-(A)-L14 and L6A
Acreage	8.8 acres
Present Zoning	2.7-acre Lot 14: A-2 General Agricultural District 6.1-acre Lot 6A: PMF-C Planned Multifamily District with Conditions
Proposed Zoning	PMF-C Planned Multifamily District with Conditions
Election District	4
Comprehensive Plan	Comprehensive Plan Community Residential Within Stone Spring Urban Development Area
Staff	Recommendation of Approval: September 17, 2021
Planning Commission	
Board of Supervisors	

OVERVIEW

Altitude I, a 6.1-acre parcel, 125-(A)- L6A, was rezoned (REZ16-160) in 2016, to PMF-C Planned Multifamily with Conditions, for 140 apartments.

The proposed 2.7-acre addition, 125-(A)- L14, immediately west of Altitude I, is being proposed as Planned Multifamily (PMF) for 73 one-bedroom and 29 two-bedroom apartments. These 102 units would be within one 5-story structure fronting Apple Valley Road, with all parking to the rear. The proposed project is comprised of two phases. Phase 1 would be the construction of the parking area which would relieve the immediate parking needs at the existing Altitude I and be sized to accommodate the proposed Altitude II apartments. Phase 2 would be the construction of the apartment building.

The combined projects would provide a density of 27.8 units/gross acre and 28.9% common area. The Zoning Ordinance allows 32 units/gross acre and requires 15% common area.

The existing Apple Valley Road entrance for Altitude I would be relocated to align with Spring Port Drive. The shared use path along Apple Valley Road would be continued along the Altitude II frontage.

The Master Plan, Plan Description, and Proffers are the controlling documents for Altitude I and Altitude II and are part of the application.

STAFF AND AGENCY ANALYSIS

PLANNING & ZONING

This area is designated as Community Residential in the Comprehensive Plan and is within the Stone Spring Urban Development Area (UDA). Compact residential development, served by bicycle and pedestrian accommodations, interconnected streets, and proximity to commercial conveniences, is an efficient use of land within the UDA that reduces suburban sprawl and the consumption of the County's agricultural land.

The PMF supports compact residential development by allowing up to 32 apartments per gross acre. Altitude I and II would function as a single 8.8-acre development.

COUNTY ENGINEER

The County Engineer has no comment.

FIRE AND RESCUE

This request is located within the Port Republic Road Emergency Response Station and the Harrisonburg Volunteer Rescue Squad's respective first due. This project will need to meet the requirements of the Rockingham County Fire Prevention Code.

PUBLIC WORKS

County water and sewer are available for this parcel, with a revised sewer model.

ENVIRONMENTAL SERVICES

Environmental Services has no comment on this proposal.

VIRGINIA DEPARTMENT OF HEALTH

A Virginia Department of Health permit is required to properly abandon the existing private well shown on parcel 125-(A)-L14. An application for a permit to abandon the well, including supporting private sector specifications (from a licensed well driller, OSE/AOSE, or PE), can be submitted to the local health department office.

VIRGINIA DEPARTMENT OF TRANSPORTATION

Apple Valley Road (Route 726):

- Functional Class: Minor Arterial (subject to change)
- Speed Limit: 35 mph
- Annual Average Daily Trips: 170 vpd (2019)

The rezoning [of the additional 2.7-acre parcel] is not expected to have a substantial impact on adjacent roadways and will not require a Chapter 527 Traffic Impact Analysis (TIA). It should be noted that Apple Valley currently carries 170 vehicles per day according to the 2019 VDOT roadway counts and is still classified as a minor arterial roadway. The roadway carried much more traffic before the relocation of Stone Spring Road with the Route 280 corridor construction and the functional classification is likely to change in the near future.

As proffered, the existing partial access entrance on Apple Valley Road will be removed in favor of a shared full access entrance approximately aligned with Spring Port Drive. The entrance will be reviewed and approved in accordance with the VDOT Road Design Manual at time of Site Plan.

STAFF RECOMMENDATION: Approval

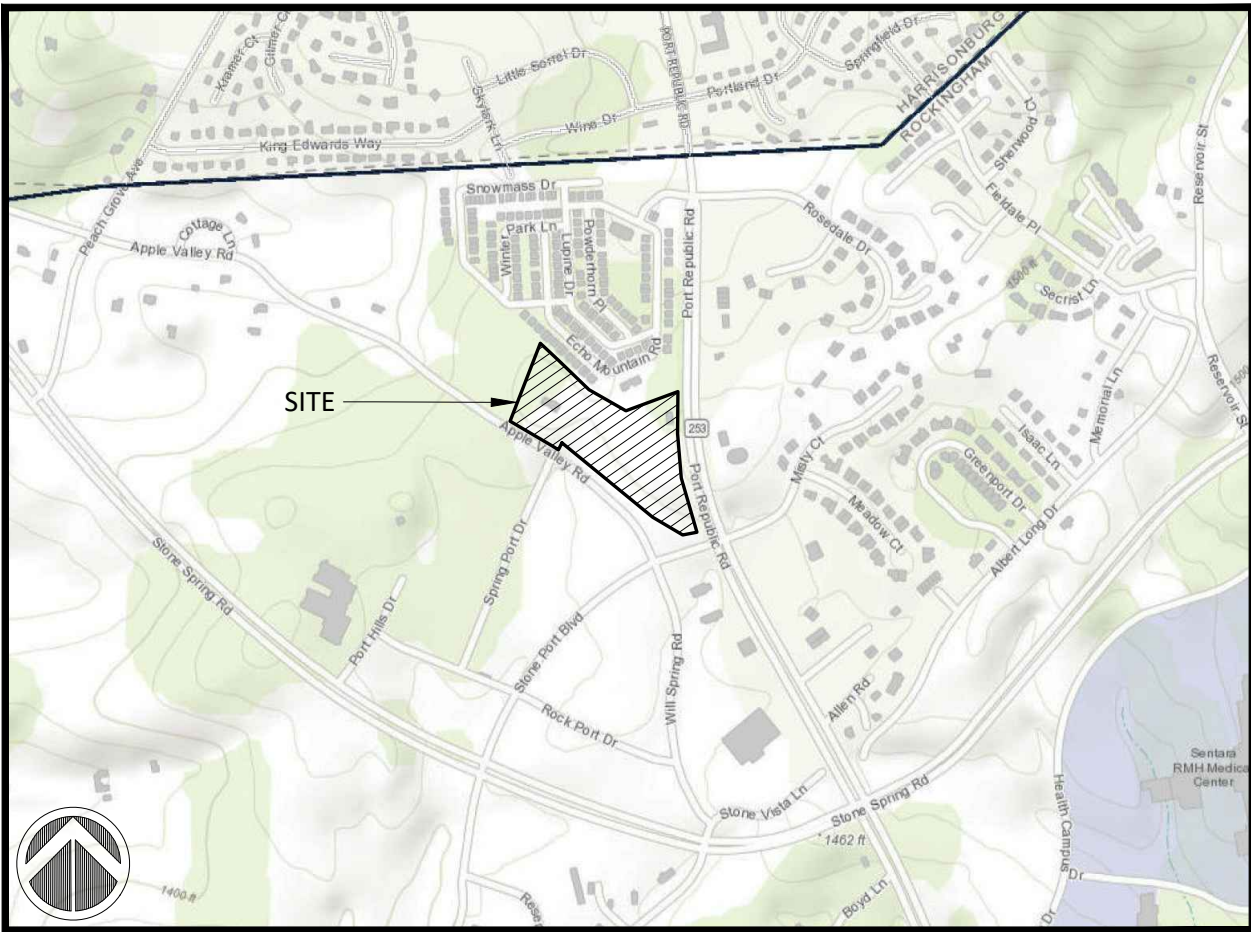
September 17, 2021

The existing Altitude I apartments and amenities and the proposed Altitude II would function as one unified development. This proposal lies within the Stone Spring Urban Development Area and is consistent with the Comprehensive Plan.

ALTITUDE MASTER PLAN

1577 APPLE VALLEY ROAD
HARRISONBURG, VA 22801

VICINITY MAP



SCALE: NTS

SHEET INDEX

SHEET LIST TABLE	
Sheet Number	Sheet Title
1	TITLE SHEET
2	EXISTING CONDITIONS
3	MASTER PLAN
4	PRELIMINARY UTILITY PLAN
5	OPEN SPACE PLAN
6	ILLUSTRATIVE SITE PLAN

SITE DATA

SITE INFORMATION:	
TAX MAP #	125-A-L14, 125-A-L6A
DEED BOOK/PAGE	W20/71, 4895/782
ACREAGE (125-A-L14)	2.7 AC (2.59 AC WITH 18' R.O.W.)
ACREAGE (125-A-L6A)	6.1 AC
ACREAGE (TOTAL SITE)	8.8 (8.69 WITH 18' R.O.W.)
ZONING (EX.)	A-2 (125-A-L14), PMF (125-A-L6A)
ZONING (PROPOSED)	PMF (125-A-L14)
ZONING ACREAGE	8.8 AC
VOTING DISTRICT	NORTH RIVER PRECINCT, DISTRICT 4
ENGINEER:	
FIRM	MONTEVERDE ENGINEERING & DESIGN STUDIO
ADDRESS	250 E. ELIZABETH ST, SUITE 114 HARRISONBURG, VA 22802
CONTACT NAME	SETH RODERICK, PE
EMAIL	SRODERICK@MONTEVERDEDESIGNS.COM
PHONE	(540) 228-0202
OWNER:	
LANDOWNER	ALTITUDE JMU II, LLC
CONTACT NAME	STEVEN WALKER
ADDRESS	2402 LIESFELD PKWY GLEN ALLEN, VA 23060
EMAIL	STEVEN@RPCCAPITAL.COM
PHONE	(804) 536-9612



*NOTE: RENDERING IS FOR CONCEPTUAL PURPOSES ONLY AND SUBJECT TO CHANGE.

DEVELOPMENT DATA

DENSITY	
REQUIREMENTS FOR ZONING A-2	
MAX DENSITY	1 UNIT/20,000 SF LOT (ON PUBLIC SEWER)
REQUIREMENTS FOR ZONING PMF	
MAX DENSITY	32 UNITS/AC
PROPOSED UNITS (125-A-L14)	102 UNITS
PROPOSED DENSITY	102 UNITS + 140 EX. UNITS/8.69 AC = 27.8 UNITS/AC
PARKING	
REQUIRED SPACES (PROPOSED BUILDING, LOT 125-A-L14)	1 SPACE/1 BED UNIT
	1.5 SPACE/2 BED UNIT
	2 SPACE/3+ BED UNIT
	73 ONE BED UNITS x 1 SPACE = 73 SPACES 29 TWO BED UNITS x 1.5 SPACES = 44 SPACES 117 REQUIRED PARKING SPACES TOTAL
PROVIDED SPACES (PROPOSED BUILDING)	198 SPACES
REQUIRED SPACES (EX. BUILDING, LOT 125-A-L6A)	239 SPACES
PROVIDED SPACES (EX. BUILDING)	355 ORIGINAL, 356 WITH REVISED LAYOUT
TOTAL REQUIRED SPACES	117 + 239 = 356 SPACES
TOTAL PROVIDED SPACES	198 + 356 = 554 SPACES
REQUIRED BICYCLE SPACES	1 SPACE/25 VEHICLE SPACES (554/25=22 SPACES)
PROVIDED BICYCLE SPACES	22 SPACES
OPEN SPACE	
REQUIRED OPEN SPACE	15% OF SITE (0.15 x 8.69 AC = 1.3 AC)
PROVIDED OPEN SPACE	28.9 % (2.5 AC) [2.18 AC OUTDOOR, 0.33 AC INDOOR]
LOT AREA/SETBACKS - MULTI-FAMILY/APT.STRUCTURES	
LOT AREA	NO MINIMUM ACREAGE REQUIRED
SETBACK FROM PERIMETER	15' MIN.
SETBACK FROM INTERIOR LINES	10' MIN.
SPACE BETWEEN BUILDINGS	10' MIN.
MAX. BUILDING HT.	75'

*NOTE: COMMON AREA/OPEN SPACE MAY CHANGE DURING SITE PLAN DESIGN, BUT SHALL MAINTAIN A 15% MINIMUM AREA AS REQUIRED BY CODE.

MASTERPLAN
ALTITUDE
1577 Apple Valley Road
Harrisonburg, Virginia 22801

APPLICATION CASE #: RE221-232

Revisions:		
No.	Description	Date

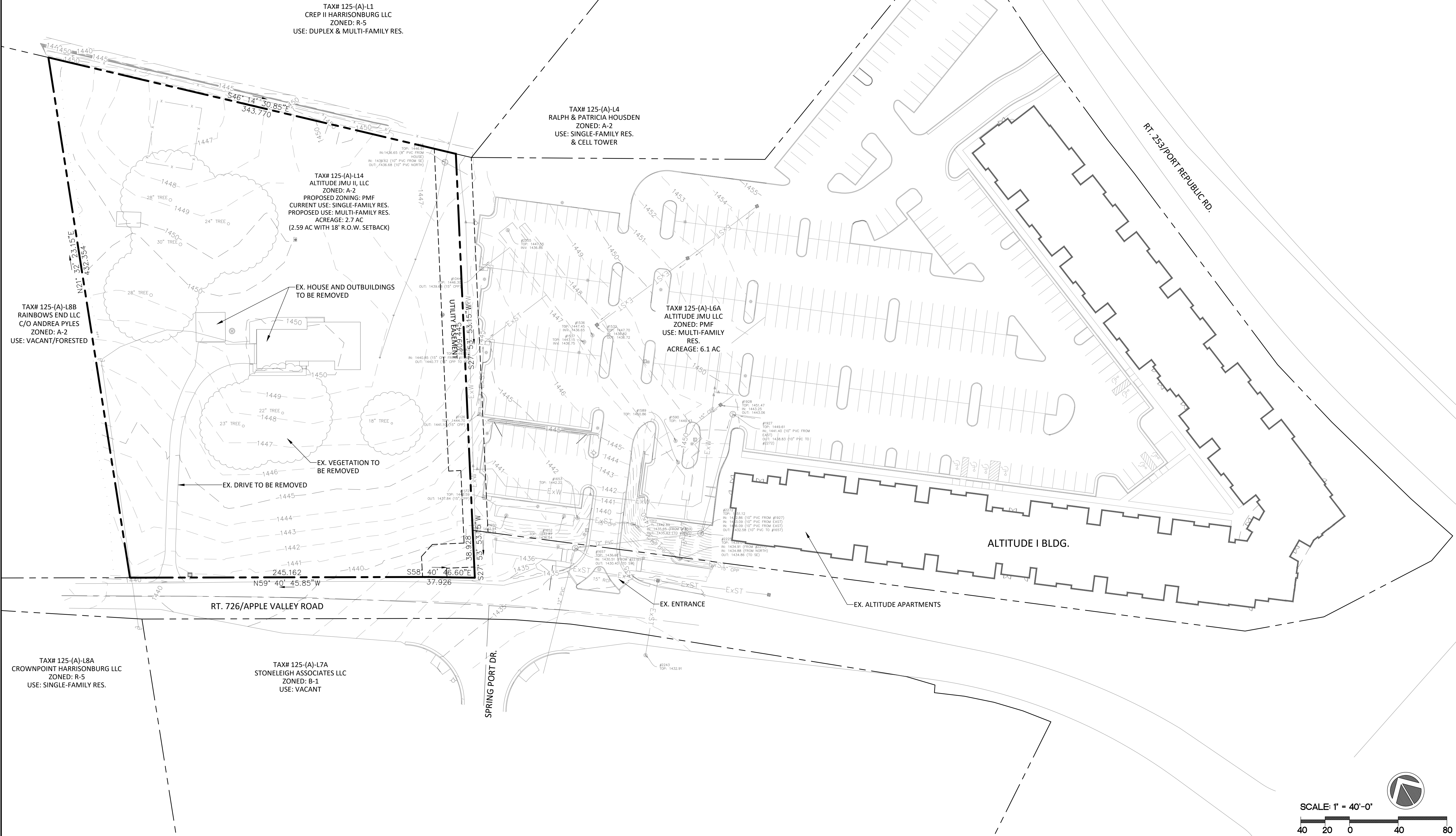
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

TITLE SHEET

Project number:	21050C
Date:	September 1, 2021
Drawn by:	JMO
Checked by:	JWE

SITE DATA

SITE INFORMATION	
TAX MAP#	125-A-L14, 125-A-L6A
DEED BOOK/PAGE	W20/71, 4895/782
ACREAGE (125-A-L14)	2.7 AC (2.59 AC WITH 18' R.O.W.)
ACREAGE (125-A-L6A)	6.1 AC
ACREAGE (TOTAL SITE)	8.8 AC (8.69 AC WITH 18' R.O.W.)
ZONING (EX.)	A-2 (125-A-L14), PMF (125-A-L6A)
ZONING (PROPOSED)	PMF (125-A-L14)
ZONING ACREAGE	8.8 AC



MASTERPLAN

ALTITUDE

1577 Apple Valley Road
Harrisonburg, Virginia 22801

Revisions:		
No.	Description	Date

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

EXISTING
CONDITIONS

Project number:	21050C
Date:	September 1, 2021
Drawn by:	JMO
Checked by:	JWE

DEVELOPMENT DATA

DENSITY	
REQUIREMENTS FOR ZONING A-2	
MAX DENSITY	1 UNIT/20,000 SF LOT (ON PUBLIC SEWER)
REQUIREMENTS FOR ZONING PMF	
MAX DENSITY	32 UNITS/AC
PROPOSED UNITS (125-A-L14)	102 UNITS
PROPOSED DENSITY	102 UNITS + 140 EX. UNITS/8.69 AC = 27.8 UNITS/AC
PARKING	
REQUIRED SPACES (PROPOSED BUILDING, LOT 125-A-L14)	1 SPACE/1 BED UNIT
	1.5 SPACE/2 BED UNIT
	2 SPACE/3+ BED UNIT
	73 ONE BED UNITS x 1 SPACE = 73 SPACES 29 TWO BED UNITS x 1.5 SPACES = 44 SPACES 117 REQUIRED PARKING SPACES TOTAL
PROVIDED SPACES (PROPOSED BUILDING)	198 SPACES
REQUIRED SPACES (EX. BUILDING, LOT 125-A-L6A)	239 SPACES
PROVIDED SPACES (EX. BUILDING)	355 ORIGINAL, 356 WITH REVISED LAYOUT
TOTAL REQUIRED SPACES	117 + 239 = 356 SPACES
TOTAL PROVIDED SPACES	198 + 356 = 554 SPACES
REQUIRED BICYCLE SPACES	1 SPACE/25 VEHICLE SPACES (554/25=22 SPACES)
PROVIDED BICYCLE SPACES	22 SPACES

OPEN SPACE	
REQUIRED OPEN SPACE	15% OF SITE (0.15 x 8.69 AC = 1.3 AC)
PROVIDED OPEN SPACE	28.9 % (2.5 AC) [2.18 AC OUTDOOR, 0.33 AC INDOOR]
LOT AREA/SETBACKS - MULTI-FAMILY/APT.STRUCTURES	
LOT AREA	NO MINIMUM ACREAGE REQUIRED
SETBACK FROM PERIMETER	15' MIN.
SETBACK FROM INTERIOR LINES	10' MIN.
SPACE BETWEEN BUILDINGS	10' MIN.
MAX. BUILDING HT.	75'

*NOTE: COMMON AREA/OPEN SPACE MAY CHANGE DURING SITE PLAN DESIGN, BUT SHALL MAINTAIN A 15% MINIMUM AREA AS REQUIRED BY CODE.

NEW PARKING LOT BUILT IN PROJECT PHASE 1 TO TIE INTO EXISTING PARKING LOT AND SERVE AS OVERFLOW PARKING FOR EXISTING ALTITUDE APARTMENTS UNTIL REALIGNED ENTRANCE AND ALTITUDE II APARTMENTS ARE BUILT IN PROJECT PHASE 2.



PHASE 1 - ALTITUDE II





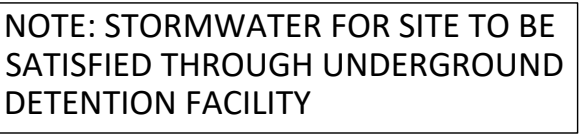
1577 Apple Valley Road
Harrisonburg, Virginia 22801

[illegible]

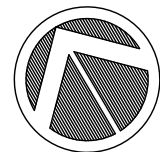
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

PRELIMINARY UTILITY PLAN

Project number:	21050C
Date:	September 1, 2021
Drawn by:	JMO
Checked by:	JWE



SCALE: 1" = 40'-0"



OPEN SPACE	
SITE ACREAGE (AFTER R.O.W. DEDICATION)	8.69 AC
REQUIRED OPEN SPACE	15% OF SITE - 0.15 x 8.69 AC = 1.3 AC (0.98 AC OUTDOOR + 0.32 AC INDOOR)
PROVIDED OPEN SPACE (TOTAL)	28.9% (2.5 AC)
PROVIDED OPEN SPACE (OUTDOOR)	27.3% (2.18 AC) [86.9% OF TOTAL O.S.]
PROVIDED OPEN SPACE (INDOOR)	14,500 SF (0.33 AC)

*NOTE: OUTDOOR OPEN SPACE INCLUDES ENTIRE 8.69 ACRE SITE. INDOOR OPEN SPACE INCLUDES EXISTING AND PROPOSED APARTMENT BUILDINGS. OPEN SPACE CALCULATIONS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AS LONG AS MINIMUM REQUIRED OPEN SPACE IS MET.

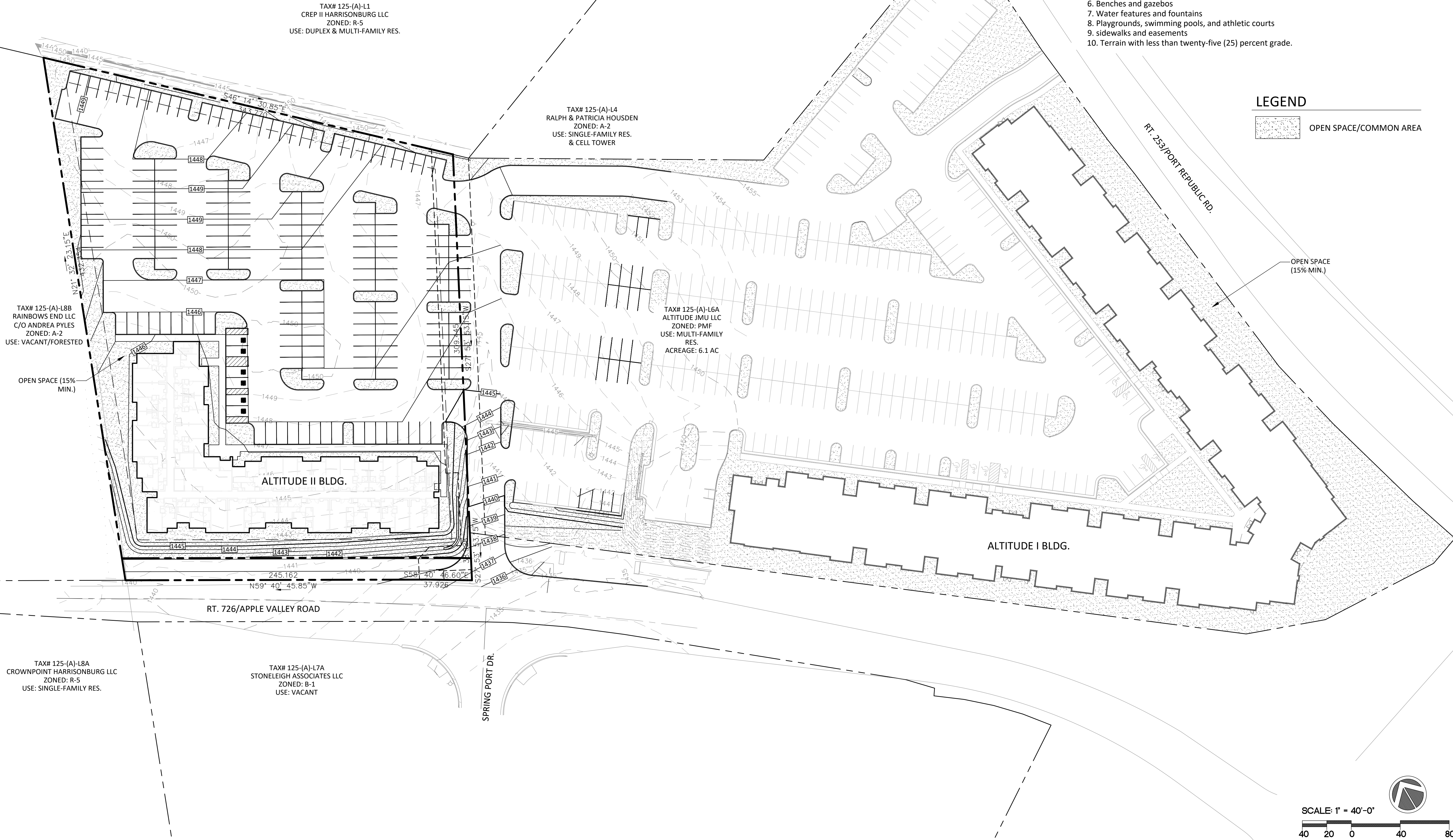
COMMON AREA REQUIREMENTS PER SEC. 17-700.02 OF COUNTY CODE

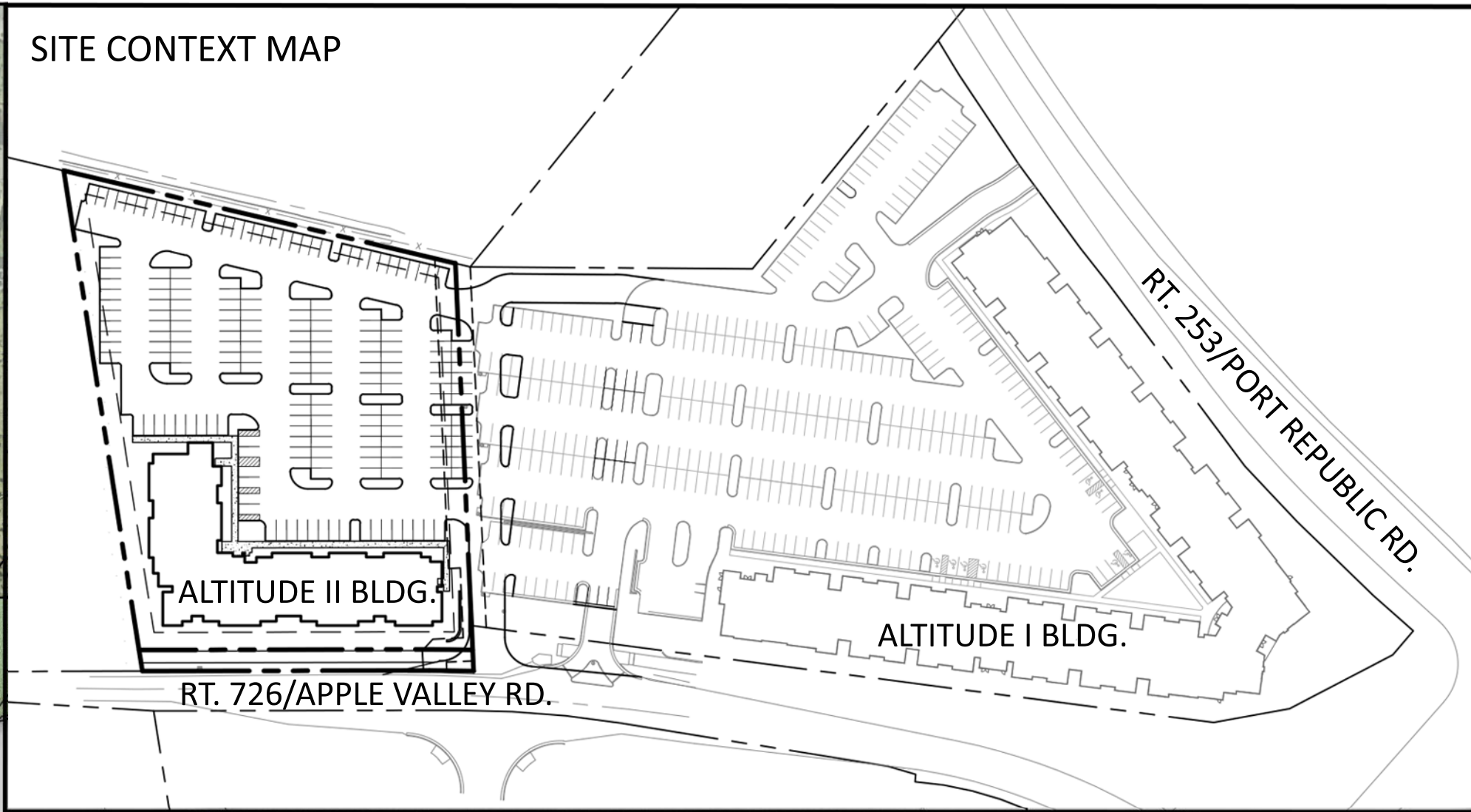
Common area requirements in planned development zoning districts shall be met with a combination of indoor and outdoor space used for enjoyment by all residents, customers, or employees within the development. Indoor space includes, but is not limited to, gyms, weight rooms, indoor swimming pools, indoor athletic courts, roof gardens, enclosed gardens, and other indoor recreational areas. At least seventy-five (75) percent of the common area shall be outdoor space, which shall include all utility easements and a combination of any of the following:

1. Courtyards, plazas, or greens designed and configured as urban design features with spatially defined edges
2. Grassy areas and trees
3. Landscaped areas and landscaped islands in parking lots
4. Wooded, natural areas
5. Multi-purpose trails, walkways, pedestrian paths through natural areas
6. Benches and gazebos
7. Water features and fountains
8. Playgrounds, swimming pools, and athletic courts
9. Sidewalks and easements
10. Terrain with less than twenty-five (25) percent grade.

LEGEND

 OPEN SPACE/COMMON AREA

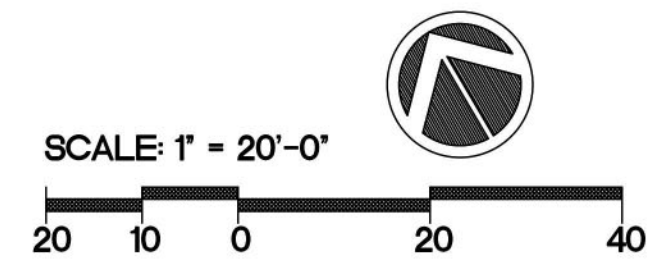




TAX# 125-(A)-L8B
RAINBOWS END LLC
C/O ANDREA PYLES
ZONED: A-2
USE: VACANT/FORESTED

TAX# 125-(A)-L6A
ALTITUDE JMU LLC
ZONED: PMF
USE: MULTI-FAMILY RES.
ACREAGE: 6.1 AC

APPLE VALLEY ROAD



NOTE: ILLUSTRATION TO BE USED FOR CONCEPTUAL PURPOSES ONLY.

MASTERPLAN
ALTITUDE
1577 Apple Valley Road
Harrisonburg, Virginia 22801

Revisions:		
No.	Description	Date

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

DETAILED
ILLUSTRATIVE PLAN

Project number:	21050C
Date:	September 1, 2021
Drawn by:	JMQ
Checked by:	JWE

Altitude JMU II, LLC – PLAN DESCRIPTION

September 1, 2021

Rezoning Case No: REZ21-232

Tax Map Numbers: 125-(A)-L14 – Currently zoned A2 and seeking PMF designation

The subject parcel is located in Rockingham County, adjacent to the Harrisonburg City limits in the northwest quadrant of the Port Republic Road/Stone Spring Road intersection. The Applicant purchased the site on June 22, 2021 and is seeking this rezoning request for a second phase of The Altitude Apartments, which is an existing PMF-zoned multifamily development located on the adjacent parcel (TM 125-(A)-L6A), as developed by the Applicant in 2016-2017. <https://www.livethealtitude.com/>

The proposed development, “Altitude II,” is a planned upscale, residential apartment community to be located within the Urban Development Area (UDA) designated by the County’s Comprehensive Plan. Though the project falls just outside of specific recommendations associated with the Stone Port subarea, intent is to mirror the adjacent land uses through massing of building footprint along roadway frontages and planned bike-ped accommodations.

As shown on the Master Plan, as prepared by Monteverde Engineering and Design Studio and dated July 14, 2021, the project will utilize a commercial entrance along Apple Valley Rd, reconfigured to provide joint use with Phase I. Altitude II will operate in conjunction with the existing The Altitude Apartments, under singular management and maintenance, with certain shared amenities, etc. The new 5-story building will be “L”-shaped, with the longer side facing Apple Valley Rd, and approximately 70 feet in height. The project will feature a mixture of 1- and 2-BR units, totaling 73 and 29 respectively, with intent to address current demand ranging from the undergraduate and graduate student to the young professional markets. All units will be rented at market rates.

Construction of Altitude II will take place in two phases, with Phase 1 involving only the placement of a temporary parking area on parcel 125-(A)-L14 that will tie into the existing parking lot on 125-(A)-L6A with the existing parking lot and entrance remaining as is. This temporary parking area will serve as overflow parking for the existing Altitude apartments until Phase 2 of Altitude II is built, which will involve re-aligning the entrance, modifying the existing parking lot to accommodate the realigned entrance, expanding and paving the temporary parking lot, and constructing the apartment building.

As this development is seen as a phase II approach to the existing Altitude use, site density encompasses the entirety of the 8.8 AC between TM# 125-(A)-L14 (2.7 AC) and TM# 125-(A)-L6A (6.1 AC). Following proffered right-of-way dedication, the total site acreage is reduced from 8.8 AC to 8.69 AC. The addition of the 102 phase II units, along with the existing 140 units, yields a density of 27.8 units/AC, while maximum density for the PMF district is 32 units/AC.

Similar to the existing Altitude Apartments, this “urban” development concept includes amenities such as secured building entrances (key-fob access), elevators, study/computer facilities and ‘smart’ package delivery lockers. Additional features will include apartment balconies (not present on all units), and a “Sky Lounge” / rooftop deck”. Existing amenities located within the existing Altitude Apartments

building, including a gym and additional meeting rooms/spaces will be available to all residents of Altitude II.

As depicted in the Master Plan, the building's exterior will include a combination of upscale veneers such as faux stone, Exterior Insulation Finishing System (EFIS), and hardywood type panels. Vinyl siding products will not be utilized. The final exterior aesthetic will largely conform to the standard set forth by the Phase I building, as conceptually depicted on Sheet 1 of the Master Plan.

The total preliminary parking count for the overall development will be approximately 554 spaces, in excess of the 356 required spaces in order to better serve present Phase I demand. The existing entrance on Apple Valley Rd is to be relocated approximately 90' west to better align with Spring Port Dr, and the current parking configuration within Phase I will be revised to accommodate the new entrance and drive isle. Up to 18 feet of additional right-of-way along Apple Valley Rd will be dedicated to accommodate an extension of the 10'-wide shared use path along property frontage.

Per the PMF zoning designation, at least 15% of the gross 8.69 acres will be reserved for "Common Area". This equates to approximately 1.3 acres, of which at least 75%, or 0.975 acres, must be "Outdoor Common Space." County Code allows for up to 25% of the required Common Space to be indoor, as well. Preliminary design provides approximately 2.5 acres of total Common Space, with 2.18 acres (86.9% of total) being Outdoor Common Space and approximately 14,500 sf (0.33 acres) allocated to Indoor Common Space (comprised of lounges, fitness area, study rooms, etc). The Outdoor Common Space will consist of courtyard area(s) near the entry, and vegetative buffers in keeping with sound landscaping practices.

Overall site grading and layout has been planned to facilitate pedestrian traffic. With the exception of a possible irrigation well, all water and sanitary sewer services will be connected to County-owned and County-maintained supply mains previously extended on-site as part of Phase I. Stormwater management is anticipated to largely be provided through underground, manufactured practices, before discharging into existing on-site conveyance channels.

Contributions made to the community's collective benefit, along with the "urban" architectural details, project character descriptions, etc., are itemized in the list of proffered conditions associated with this development.

Altitude JMU II, LLC – PROFFER STATEMENT

September 3, 2021

Rezoning Case No: REZ21-232

Tax Map Numbers: **125-(A)-L14** – Currently zoned A2 and seeking PMF designation

Altitude JMU II, LLC hereby proffer(s) that the use and development of this property shall be in strict accordance with the following conditions:

1. The community will be elevator serviced and have secured building entrances, i.e., key fob access;
2. Dwelling unit access will be via conditioned interior corridors;
3. A Sky Lounge/Rooftop Deck amenity on the 5th floor will be included;
4. Bicycle parking spaces will be provided and accommodate at least 6 spaces inside the building;
5. Density of the development of the Property shall not exceed 102 dwelling units or 131 beds;
6. The construction shall consist of interconnected, contiguous framed buildings with fire separations (per Code) consisting of a combination of upscale veneers such as faux stone, Exterior Insulation Finishing System (EFIS), hardywood type panels. Vinyl siding products will not be utilized.
7. Internal roadways and parking lot shall be private, with no public maintenance obligations;
8. Primary vehicular access will be provided by joint use commercial entrance along Apple Valley and a right in/right out on 1728 Port Republic Road (with access agreement between subject parcel and TM 125-(A)-L6A). The Apple Valley entrance may vary in location and scope from what is shown on the attached Preliminary Site Layout if approved by VDOT and the County as part of the site plan approval process;
9. As part of development of the project, Developer will construct at its own expense a ten foot (10') wide shared use path along Apple Valley Road frontage; this path will be contiguous to the current shared path along frontage of TM 125-(A)-L6A; up to 18 feet of right-of-way will be dedicated to accommodate this feature;
10. Prior to issuance of occupancy permit, the Developer will install a landscaping feature and vegetative buffer zone along the parcel's Apple Valley Road frontage. The design will consist of no less than a mixture of 3 types of screening and/or decorative trees and shrubs. A mixture of stone and mulch bed features will be provided in addition to the shrub and tree mixture.
11. Any proffers that require improvements to land will be maintained in reasonably good repair at the Developer's expense, except improvements dedicated to and accepted by public agencies.



Applicant/Owner Signature

Steven Walker

Printed Name

Tax Map Numbers: **125-(A)-L6A** – Currently zoned PMF and retaining this designation

Altitude JMU, LLC hereby proffer(s) that the use and development of this property shall be in strict accordance with the following conditions (unchanged from existing conditions per REZ16-160, approved by County Board of Supervisors on August 24, 2016):

1. The community will be elevator serviced and have secured building entrances, i.e., key fob access;
2. Dwelling unit access will be via conditioned interior corridors;
3. A centralized clubhouse with a roof top deck amenity will be included;
4. Bicycle parking spaces will be provided; specifically, bicycle racks that can be anchored for security and accommodate at least 25 spaces (which exceeds the Code requirement of 17) will be installed within one of dwelling buildings;
5. Density of the development of the Property shall not exceed 140 dwelling units and 425 beds;
6. The construction shall consist of interconnected, contiguous framed buildings with fire separations (per Code) consisting of a combination of upscale veneers such as faux stone, Exterior Insulation Finishing System (EFIS), metal panels, and cement panels. Vinyl siding products will not be utilized.
7. Internal roadways and parking lot shall be private, with no public maintenance obligations;
8. There shall be two entrances to the Property which shall be constructed according to applicable VDOT standards. The entrances may vary in location and scope from what is shown on the attached Preliminary Site Layout if approved by VDOT and the County as part of the site plan approval process;
9. As part of development of the project, Developer will construct at its own expense a ten foot (10') wide shared use path along the perimeter of the Stone Spring Road/Apple Valley Road side; this path will be contiguous to the current shared path along Port Republic Road;
10. The Developer will submit a landscaping and buffer plan along adjoining properties.
11. These Landscaped areas shall be installed within sixty (60) days after issuance of certificate of occupancy for the first dwelling in the project.
12. The Developer will provide one (1) emergency call box in the parking lot; other crime prevention design principles shall be utilized in the design of onsite lighting and landscaping;
13. Any proffers that require improvements to land will be maintained in reasonably good repair at the Developer's expense, except improvements dedicated to and accepted by public agencies.



Applicant/Owner Signature

Steven Walker

Printed Name



Rockingham County
Department of Community Development

Rezoning Case Report
REZ21-239
Atlantic Breeze LLC, Mulligan's Golf Center

Location	700' east of S. Valley Pike and south of Carpenter Lane
Tax Map#	123-(A)- L98B1
Acreage	12.67 acres
Present Zoning	A-2 General Agricultural District
Proposed Zoning	B-1 General Business District with Conditions
Election District	2
Comprehensive Plan	Commercial Use within Urban Growth Boundary
Staff	Recommendation of Approval: September 14, 2021
Planning Commission	
Board of Supervisors	

OVERVIEW

The applicant is looking to expand the structures on their property to meet the demand for their growing business. In the current A-2 General Agricultural Zoning District, the business is non-conforming; therefore, an expansion cannot be completed unless the property is rezoned to B-1 General Business.

The applicant has proffered that all traffic-generating uses will be limited to a gross square footage that, when combined with the existing trips generated by other uses of the site, will not generate more than 131 vehicle trips in either the AM or PM peak hour, as calculated using the latest edition of the Institute of Transportation Engineers' Trip Generation Manual.

STAFF AND AGENCY ANALYSIS

PLANNING & ZONING

The property is within the Urban Growth Area and is designated Commercial in the Comprehensive Plan. The Comprehensive Plan identifies Commercial Areas as being "comprised of existing community retail, professional offices, and retail/office mixed use areas, as well as planned expansions of such areas along the County's primary roads." A strategy of the Plan is:

Section: II- Strategy 4.1. Increase the diversity and stability of the local economy:

Policy #4.1.5 Retain and expand the existing industries and businesses now operating in the County.

As defined in the Zoning Ordinance, B-1 General Business provides a wide range of retail, wholesale, and service businesses to the public at convenient, concentrated locations. Any new B-1 district created after October 1, 2014, shall be located in urban growth areas designated in the comprehensive plan or any other plan adopted by the county.

FIRE AND RESCUE

Property is located within the Harrisonburg Fire Department and Harrisonburg Volunteer Rescue Squad's first due area. Fire and Rescue staff have met with Blackwell Eng. and Harman Construction in relation to this project.

ROCKINGHAM COUNTY PUBLIC WORKS

Public Works has no objections, and states that the site is currently served by public water and sewer and no increase in service capacity is being requested.

One item of note is on their site plan. These comments do not affect the rezoning, but the applicant should be made aware of the situation. In the original review by Public Works, a site visit had not been performed. Since that review, a site visit was performed and there are actually 2 separate meter sets at this location as opposed to one that is shown on the plans. There are multiple issues with the locations of the meters:

- The meters currently exceed Rockingham County's maximum depth and the plans list adjusting the meter set to finished grade.

- The plans are showing some type of finish around the meters, possibly concrete. Public Works does not approve of any type of permanent finish (asphalt/concrete) over the meters and associated laterals.
- The location of the laterals for the meters has not been established. It does not appear that utility easements were ever dedicated for the laterals and meters.

ROCKINGHAM COUNTY PUBLIC SCHOOLS

RCPS has no comments.

ENVIRONMENTAL SERVICES

Environmental Services has no comments.

VIRGINIA DEPARTMENT OF HEALTH

The local health department has no concerns regarding the rezoning.

CITY OF HARRISONBURG PUBLIC WORKS

Public Works has questions for this rezoning related to the potential future trips generated by the rezoning of the +/-13 ac from A-2 to B-1. A review of this parcel from a “highest and best use” perspective is needed, since there were not any proffer statements included with this rezoning package. With the parcel’s only frontage being on Carpenter Lane (City-maintained), we request that the applicant contact Public Works to complete a Traffic Impact Determination Form in order for us to evaluate the “highest and best use” of this parcel if rezoned to B-1. Further, if that future scenario generates more than 100 new trips in either the AM or PM peak hour, the City would require a Traffic Impact Analysis be prepared in order to determine if any mitigations would be required due to the future trips generated by the rezoned parcel.

[County Staff Note: The applicant has since submitted proffers, which the City Public Works Director states resolves the concerns presented in the comments above.]

VIRGINIA DEPARTMENT OF TRANSPORTATION

The proposed upgrades to the existing golf center are not expected to have a negative impact on the VDOT right of way. However, there do not appear to be any conditions being proffered that would limit the usage to only the existing golf center. 12.67 acres of unconditional property zoned B1 could substantially affect the transportation on adjacent and nearby roadways. VDOT recommends that the applicant consider proffered uses to avoid the warrants for a traffic impact analysis.

[County Staff Note: The applicant has since submitted proffers, which VDOT states resolves the concerns presented in the comments above.]

STAFF: Recommendation of approval

September 14, 2021

This proposal is consistent with the Comprehensive Plan and the Stone Spring Urban Development Area Plan, the Comprehensive Plan strategy and policy to support the retention and expansion of an existing business operating in the County.

September 16, 2021

Mr. Kelly Getz
Zoning Administrator/ Subdivision Agent
Rockingham County
20 East Gay St.
Harrisonburg, VA 22801

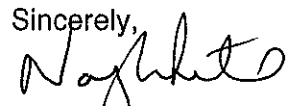
RE: Rezone Tax Map 123-A-L98B1 from A2 to B1

Dear Mr. Getz:

The proposed rezoning is requested for the above referenced parcel with the following proffer:

All traffic-generating uses will be limited to a gross square footage that, when combined with the existing trips generated by other uses of the site, will not generate more than 131 vehicle trips in either the AM or PM peak hour, as calculated using the latest edition of the Institute of Transportation Engineers' Trip Generation Manual.

Sincerely,

A handwritten signature in black ink, appearing to read "N. White", written over the printed name.

Nancy White
Property Owner

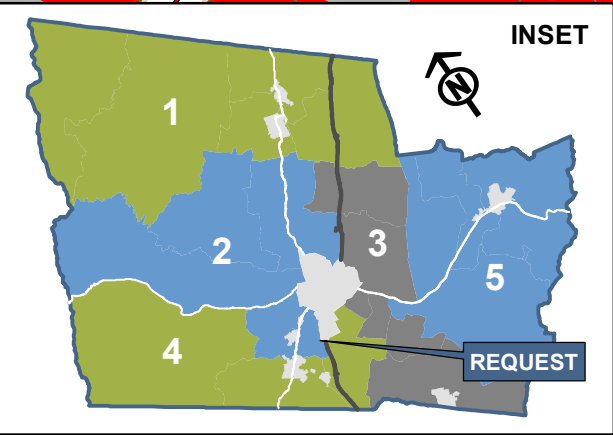


Blackwell Engineering Rezoning Request



PC Hearing Date: 10/5/2021

REZ# 21-239



**ORDINANCE AMENDING THE PARKING REQUIREMENTS
FOR PUBLIC SAFETY FACILITY IN TABLE 17-702.05
OF THE CODE OF ORDINANCES
OF ROCKINGHAM COUNTY, VIRGINIA**

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF ROCKINGHAM COUNTY,
VIRGINIA:

Table 17-702.05. Parking Requirements by Use.

Institutional Uses	
Public safety facility	<u>To be determined during the site plan review. One (1) space per three hundred (300) square feet of ground floor area, plus one (1) space per five hundred (500) square feet of upper floor area, and one (1) space per governmental vehicle.</u>

(P.C. Ord. No. 14-03 , 9-24-14; P.C. Ord. No. 15-46 , 10-28-15)

This ordinance shall be effective from the __ day of _____, 2021.

Adopted the __ day of _____, 2021.

Aye Nay Abstain Absent

Supervisor Ritchie
District 1
Sallie Wolfe-Garrison
District 2
Supervisor Chandler
District 3
Supervisor Kyger
District 4
Supervisor Breeden
District 5

Rick Chandler,
Chairman of the Board of Supervisors

ATTESTE:

Stephen King,
Clerk to the Board of Supervisors

STAFF RECOMMENDATION: Approval

September 13, 2021

This is a staff-generated request to change the parking requirements for public safety facility to be determined during the site plan review.

PLANNING COMMISSION:

BOARD OF SUPERVISORS:

September 22, 2021

STAFF REPORT: COMMUNITY DEVELOPMENT DEPARTMENT

BOARD ACTION REQUESTED

None.

PLANNING COMMISSION ACTIONS

At its September 7 meeting, the Planning Commission acted on the following items:

Case #	Applicant	Request	Location	Status
REZ21-189	Model Road LLC	Amend proffers on 1.53-acre parcel zoned B1-C (General Business with Conditions).	North side of Mount Olivet Church Rd. (Rt. 644) approximately 100 feet east of Spotswood Trail (Rt. 33). Tax map #129-(A)-L69. Election District 5.	PC recommended approval on 9/7; Board hearing on 10/13
REZ21-191	Stoneleigh Associates LLC and Stoneleigh Investments LLC	Amend proffers on properties totaling 49.125 acres. Zoned B1-C, General Business with Conditions.	North and south of Stone Spring Rd. (VA 280) at & near the intersections of Stone Port Blvd. (Rt. 726) & Ridgedale Rd. (Rt. 710). Tax map numbers 125-(A)-L7, L7A, L15, L15A, L15C, L15D, L16, L16B & 125-(21)-L1, L2, L3. Election District #3.	PC recommended approval on 9/7; Board hearing on 10/13
REZ21-192	Great Eastern Resort Corporation	Amend Master Plan amendment to change 9.98 acres of Area "A", single-family dwelling use, to Area "B" townhome use.	Located 0.3 mile southwest of the intersection of Bloomer Springs Rd. (Rte. 646) and Resort Dr. (Rte. 644). Zoned R-4 (Planned Resort District). Tax Map 128-(A)- L132 & L133. Election District 5.	PC recommended approval on 9/7; Board hearing on 10/13
OA21-205	Section 17-309.02(e)	Remove requirement for no less than 40% of homes in a subdivision zoned MH-1, Mixed Home District to be manufactured homes	NA	PC recommended approval on 9/7; Board hearing on 10/13
OA21-210	Table 17-606 & Section 17-607	Require special use permit for certain uses in B1-General Business within the Urban Development Area	NA	PC recommended approval on 9/7; Board hearing on 10/13
AF21-197	Sheila M. Bowman	Add 2.878-ac. portion of A2-zoned 151-(A)-L92 to Cross Keys North Agricultural & Forestal District	West side of Mill Creek Church Road (Rt.672) approximately 300' south of Williams Run Road (Rt.671). Tax Map#151-(A)-L92. Election District #3.	PC recommended approval on 9/7; Board hearing on 10/13
REZ21-141	Karin Flagle (c/o, Harman Realty, Inc.) Peak Mountain	Rezone from A-1 & A-2 to PSF-C (41.99 acres)	East side of Power Dam Road (Rt 651) approximately 300' south of McGaheysville Rd (Rt 996). TM # 142-(A)- L57, 142B-(A)- L28 and L28A, and 143-(A)- L53; ED #5.	PC tabled on 7/6; PC recommended denial on 9/7; Board hearing on 10/13

PROJECTS AND REPORTS

TRANSPORTATION PROJECT APPLICATIONS

Project # & Name	Location	Project Scope	Funding Program & Status	Cost
#8224 Captain Yancey Road Turn Lane (Route 642)	At intersection with US-340 near Elkton (approx. 0.8 miles)	Construct 200' right-turn lane and 200' taper on Rt. 642 onto US-340 and widen existing railroad crossing to alleviate congestion.	Revenue Sharing Application due 10/1; BOS resolution of support and CIP amendment approved 8/25.	\$15M (local match: \$750K)
#8181 Rawley Springs Road Improvements	Rt. 847 at US-33 and private road in Rawley Springs	Widen Rawley Springs Road (Rt. 847) to 16-18 feet and make drainage improvements.	Revenue Sharing Application due 10/1; BOS resolution of support and CIP amendment approved 8/25.	\$130K (local match: \$65K total)

PRIORITY PROJECTS AND REPORTS

Projects & Committees	Staff Lead(s)	Status	Target Date
Lake Shenandoah Stormwater Authority	Casey, Adam, & Ross	Grant was submitted and is under FEMA review.	Ongoing
Implementation of New Permitting Software	CD & IT Depts.	Virtual implementation meetings occur each week.	Implementation throughout 2021
US 33 Arterial Management Plan (East City Line to Elkton Plaza)	Rhonda	Stakeholder interviews in September. Consultant's recommended Intersection improvement options under review.	Study to conclude by late 2021.
Rockingham Bicycle Advisory Committee (RBAC)	Rhonda	Will review Bicycle & Pedestrian Plan during next meeting to identify potential updates.	TBD
Ongoing Review/Tasks	Staff Lead(s)	Status	
Deed Review	Diane	28 deeds under review as of 9/1/21: 11 pending review, 17 awaiting revision.	
Violations	Kelly & Carley	64 active complaints & 25 cases pending legal action as of 9/17/21.	
Environmental (E&S, Stormwater) Plan Review	Adam	13 plans under review & 56 approved and awaiting permit issuance, as of 9/2/2021	
Environmental Inspections	Adam	274 inspections conducted by between 8/03/2021 – 9/02/2021	
Building Inspections & Plan Review	Joe	1,991 building/other inspections conducted in August. 41 plans under review as of 8/31/21. August average daily inspections: 90.5	

SITE PLAN SUBMITTALS (Ross Morland)

Project Name	Location	Proposed Use	Description	Status	Election District
Walgreen Timberville	317 South Main St (VA 42), Timberville	Pharmacy	2,560 sf standalone building	Awaiting corrections and resubmittal	1 & Town
Highview Estates	Just beyond north City line on east side of VA 42 N.	Single-family & duplex lots	34 lots	On hold - Applicant to meet with County to review options following City's denial of water and sewer	2
Continental Express	West side of South Valley Pike (US 11), near intersection of Cecil Wampler Rd (VA 704)	Transportation facility	10,000 sf office and maintenance building	Awaiting corrections and resubmittal	2
AIA USA	Eastside of Research Drive (Innovation Village) off North Valley Pike (US 11), 0.45 mile north of intersection of Mt. Clinton Pike	Industrial facility	Stormwater conveyance plan for future industrial facility (61 ac.)	Awaiting corrections and resubmittal	2
North End Emergency Response Station	1589 North Valley Pike (US 11), Harrisonburg	Fire station	13,400 sf building	Awaiting corrections and resubmittal	2
Mulligan's Golf Center	141 Carpenter Lane, Harrisonburg	Pro shop and driving range	2,600 sf addition and second tier tee	Under review	2
Shady Creek Phases 3-7	East side of South East Side Highway (US 340), about 0.1 miles north of Randall Road (VA 695)	Single-family & townhome lots	163 lots	Under review	3
4400-4500 Early Road	4400-4500 Early Road, Mt. Crawford	Warehouse	300,000 sf warehouse	Resubmitted and under review	4
Parsons Court Extension	South side of Friedens Church Rd (VA 257), 0.35 mile east of South Valley Pike (US 11)	Road extension	1,285 linear feet of roadway and utilities	Awaiting corrections and resubmittal	4
Kyger Funeral Home Addition	115 Nicholson Road, Elkton	Funeral home	6,300 square foot addition	Approved	5
Merck Solar Facility	2778 South Eastside Highway, Elkton	Solar facility	22.2 acres (11.8 acres under panel)	Awaiting corrections and resubmittal	5

REQUESTS TABLED BY BOARD OF SUPERVISORS

SPECIAL USE PERMIT APPLICATION(S)					
Year Tabled	Date Tabled	Case #	Applicant	Request	Election District
2020	1/8/20	19-286	Soil Health Technologies	Composting site (like use to a refuse and recycling center)	2
2020	9/9/20 & 10/28/20	20-127	Caden Energix	Large-scale solar facility	1
2020	12/9/20	20-297	Todd White	Two additional dwellings	3
2021	6/9/21	21-075	Hank Hensley	Small contractor business	3
2021	9/8/21	21-165	Joe Zimmerman	Additional dwelling	4
2021	9/8/21	21-201	Michael Shank	Commercial kennel	4
REZONING REQUEST(S)					
Year Tabled	Date Tabled	Case #	Applicant	Request	Election District
-	-	-	-	-	-
ORDINANCE AMENDMENT(S)					
Year Tabled	Date Tabled	OA #	Applicant	Request	
2021	7/14/21	21-202 & 21-203	-	Large Solar Energy Facility Ordinance & Policy, Small Solar Energy Facility Ordinance	
2021	8/25/21	21-177	-	Reduce all yard setbacks in the RV district.	
2021	8/25/2021	21-074		BX zoning district	